

# Army Lodging Wellness Recommendation

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## Final Submittal - Tooele Army Depot

April 30, 2004

**3D/I**

# Tooele Army Depot

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# Section 1 Wellness Recommendation

The Army Lodging Wellness Program is conducted under the direction and guidance of Headquarters Army, Lodging Division (CFSC). The goal of the Tooele Army Depot Lodging Wellness Plan is to provide a comprehensive assessment and planning tool to support long term capitalization of Army Lodging facilities. The Demand Analysis determines installation Lodging requirements, and reviews off-post Lodging availability and cost, arriving at the most economical solution for meeting total transient requirements and providing a final determination of the appropriate number and configuration of on-post Lodging rooms. Individual Lodging facility condition (building and building systems) and functional assessments are included with both recommendations and costs. Facility improvement and renovation versus replacement/new construction recommendations are developed based on the individual facility assessments and cost. A Lodging Master Plan for the installation is developed including replacement/new construction and proposed new facility siting. A final recommendation defines the method for achieving the final wellness solution for the installation and will assist with project planning.

## Methodology

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### ***Demand***

- Demand for Lodging facilities is analyzed and adjusted for atypical past occurrences and for expected changes in the installation's population, housing, or mission. Two primary methods are used to calculate the optimum number of rooms: the number necessary to meet 80% of official demand and the number projected to be the most efficient from an operating cost perspective.
- The off-post private market is assessed for capacity and representative rates. A determination is made if the private market has the capability to handle overflow requirements of official demand.
- Room mix recommendation is based on the segmentation of the Permanent Change of Station (PCS)/Temporary Duty (TDY) mix and the expected lengths of stay. This produces the final determination of the appropriate number and configuration of rooms for the installation.

### **Assessment**

- Existing Lodging facilities are assessed based on building and building system conditions followed by an assessment for conformance to the Army Lodging functional standards. Facilities assessed to be in fair to good condition, and meeting the majority of functional requirements, are considered for renovation. Renovation of Lodging facilities found in poor condition and configured significantly different than current standards will typically exceed 50% of the replacement costs and are recommended for replacement/new construction. This decision is supported by renovation cost comparisons as well as the assessment documentation.
- The age, condition, and existing configuration of the existing Lodging building supports a finding of replacement through new construction in lieu of renovation.
- Force protection construction criteria has a significant impact on new construction. This Wellness recommendation, including building assessment, site analysis, and proposed Lodging construction, incorporates these requirements from the UFC 4-010-01, in our analysis and recommendations. Consistent with this guidance, force protection mitigation is not considered in renovation unless the renovation cost exceeds 50% of the replacement cost for a facility.

### **Demand Summary**

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Due to the availability of nearby hotels at room rates averaging \$6 below per diem, and the timing of training and classes at the installation that prompts low demand during various times of the year, we recommend the number of rooms provided by the “Most Economically Efficient” criterion. Using this criterion, we expect an average occupancy of 85%, and 97% of the official demand is met.

### **Room Count and Mix Recommendation**

10 rooms

Proposed room mix:

- 2 standard guest rooms;
- 7 extended-stay guest rooms offering a kitchenette;
- 1 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette.

## Lodging Summary

The following Lodging for Tooele Army Depot is summarized by building, including number of existing rooms and number of proposed rooms determined as part of the installation Wellness recommendation. The table also indicates the number of rooms required for a new Lodging facility based on buildings not proposed for re-use due to poor existing conditions and high renovation costs.

Building Number	Existing Rooms					Wellness Recommendation (FY 08)			
	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf	Other Rooms	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf
<b>Wellness Recommendation based on Demand Analysis</b>									
						10	2	7	1
<b>Existing Lodging Facilities</b>									
35	11			2	9	0			
<b>New Proposed Lodging Facility</b>									
						10	2	7	1
<b>Total Lodging Rooms</b>									
						10	2	7	1

### Summary of Room Count and Mix based on Configuration

- 10 rooms
  - 2 standard guest rooms;
  - 7 extended-stay guest rooms offering a kitchenette;
  - 1 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette.

## Cost Summary

### Project Cost

The following table summarizes the Condition Analysis, Renovation, and Replacement Cost by individual Lodging facilities. The Wellness Recommendation indicates cost by building based on recommendation, including the proposed facility cost.

Building Number	Existing Units						Wellness Recommendation (FY 08)			
	Total Rooms	Condition Analysis Cost*	Upgrade Renovation Cost**	Renovation Cost***	Replacement Cost	% Condition Analysis or Renovation Cost Ratio	Total Rooms	Total Cost	Condition Analysis / Upgrade Renovation Cost	New Construction Cost
<b>Existing Lodging Facilities</b>										
35	11	\$ 887,192		*****	\$ 1,359,000	65.28%	0			
<b>New Proposed Lodging Facility</b>										
							10	\$ 1,498,946		\$ 1,498,946
<b>Total</b>										
							10	\$ 1,498,946	\$ -	\$ 1,498,946

- \* The Condition Analysis Cost is for making the building well based on Army Lodging Standards without changing how the building functions.
- \*\* The Upgrade Renovation Cost includes Condition Assessment items and Upgrade Renovation Cost to meet Army Lodging Standards.
- \*\*\* The Renovation Cost is for making the building well based on Army Lodging Standards including making functional changes.
- \*\*\*\* If the Condition Analysis Cost is under 50% of the Replacement Cost, the Renovation Cost is used.
- \*\*\*\*\* If the Condition Analysis Cost is over 50% of the Replacement Cost, a Renovation Cost is not included.

### Cost per Room Comparison

The Wellness Recommendation includes review of off-post Lodging costs compared to the proposed new construction costs on-post. The new construction costs include operating costs, capital assessment costs, and sustainment capital expenditures. The following table summarizes this comparison per room for FY08.

	New Building
Cost per Room at Tooele	\$ 72.11
Off Post Cost per Room	\$ 81.35
Difference between On-Post and Off-Post Lodging per room	\$ 9.24
% Savings of On-Post to Off-Post Lodging	11.4%

The Cost Per Room at Tooele is based on:  
 Renovation / New Construction Cost w/ inflation to FY 08  
 Current Operating Cost w/ inflation to FY 08  
 Cap Ex Cost  
 Capital Assessment Cost to FY 08  
 Off Post Cost is based on current room rate average with inflation to FY 08

Due to this cost difference and the savings of 11.4%, it is our recommendation that the Army construct a new Lodging facility at Tooele Army Depot in lieu of using off-post lodging to support the determined demand requirement. Off-post lodging will continue to be used for demand beyond the on-post room requirement.

## Recommendations / Conclusions

The Wellness Recommendation for Tooele Army Depot is to construct a new main Lodging facility to accommodate the public and back-of-the house spaces and 10 rooms, to meet the 10 room requirement. The existing Lodging facility does not meet condition and functional

requirements based on cost and shall be removed from the Lodging inventory. A synopsis of recommended building actions follows

- Remove building 35 from the Lodging inventory due to the condition of existing building systems and/or the cost to renovate to meet Army functional criteria.
- Construct a new Lodging facility to include 10 rooms. This building will serve as the main Lodging facility and will include public and back-of-the-house Lodging functions for the total Lodging inventory.

***Cost Summary***

The cost for this recommendation will be:

New Lodging Facility	\$1,498,946
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***Phasing***

Recommend the following phasing as funding is identified.

- Minimize investment in infrastructure for buildings 35.
- Construct new Lodging facility prior to removing existing Lodging facility from inventory.

## Section 2

### Lodging

### Master Plan



## Installation Summary

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Tooele Army Depot is a TIER 1, Industrial Operations Command storage site. Tooele is responsible for shipping, storing, receiving, inspecting, demilitarization, and maintaining training and war reserve conventional ammunition. Tooele's Ammunition Equipment Directorate designs and manufactures ammunition peculiar equipment (APE) used in maintenance and demilitarization of munitions for all of the Department of Defense (DoD).

An Installation Design Guide for Tooele Army Depot is under consideration and will incorporate specific installation requirements. Although a formal plan is not available, the installation has developed guidance on land use and future development. Current Lodging room night requirements, Army guidance on Lodging facility design standards, and force protection construction standards required additional analyses and were incorporated into the recommendations of the Lodging Wellness Plan.

Tooele Army Depot retains many World War II era buildings in its inventory. While many of these facilities are well preserved, their wood frame construction does not lend a sense of permanence to the character of the installation. Any new construction should be viewed as an opportunity to set a future architectural direction for the installation.

## Master Plan Summary

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The Lodging facility at Tooele Army Depot is a renovated World War II era open barrack building. A thorough condition and functional assessment of the existing building noted significant deficiencies. Additionally, renovation of this building to the new Lodging standards and building configuration design is not viable within the 50% threshold. The primary Lodging area is located in the main area of the installation, in close proximity to a majority of the community facilities. A nearby site is recommended for planning future Lodging construction.



The proposed Tooele Lodging Master Plan reflects 10 Lodging rooms with the replacement of the existing Lodging building in a new Lodging facility. This new facility will combine required rooms, public areas and service functions into a cohesive Lodging physical plant in support of the installation requirements.

Siting of the new 10 room Lodging facility is recommended in the area currently used as a golf course driving range, one block northeast of the current Lodging facility.

## Existing Lodging Summary

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### ***Building 35***

Building 35, constructed in 1942, is a wood frame structure housing 11 oversized family suites. This building is in poor condition and does not meet the Lodging size requirements or provide appropriate support spaces. The cost to make condition assessment improvements to this facility will exceed 50% of the replacement cost.

It should be noted that this structure may be historic and some Army Lodging functional requirements indicated in the report would require clearance from SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices for implementation may vary from the cost models applied.

Our recommendation is to remove building 35 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Tooele Army Depot Wellness Solution and Lodging Master Plan.

## New Lodging Building

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The proposed replacement/new Lodging facility includes 10 rooms; 4 standard guest rooms, 5 extended stay rooms, and 1 family suites. The lobby and back-of-the-house spaces are sized for the 10 total Lodging rooms on the installation.

The proposed new construction will be located on the site of the current golf course driving range, one block northeast of the current Lodging facility, facing the main road leading into the installation. The proposed building construction is steel frame with CMU infill walls, sloped standing seam metal roof, and a stucco exterior veneer. The architectural guidance for Tooele Army Depot is not specific, therefore future projects should employ regional influences during building design to provide interest.

The mass and scale of the proposed building is critical. Based on the number of required rooms, the recommendation of this plan is to provide a one story building. A single-story porte-cochere will provide pedestrian scale and emphasis to the entry. Rooms will face east and west, taking advantage of mountain views on both sides of the Tooele Valley.

## Areas and Occupancy

The following chart indicates all spaces and size for the proposed new construction based on program and the proposed conceptual building plan.

ROOM / SPACE	PROGRAMMED FLOOR AREA			PLAN FLOOR AREA
	No. Req'd	Net Area Per Room	Total Net Area	
<b>Total Area including 9% Add On Factor (does not include Outside Areas)*</b>			<b>6843</b>	<b>8003</b>
<b>Public Areas</b>			<b>1815</b>	<b>2484</b>
Exterior Entrance	N/A	N/A		0
Vestibule	1	30	0	0
Lobby (includes vestibule)	1	200-300	200-300	606
Front Desk	1 station	100	100	128
Bell Cart Station	0			0
Breakfast Bar (Seat/Svc) - min.	1	200	200	427
Passenger Elevators	0			0
Stairs - (number of stair sets)	0	230	0	0
Public Corridors	0	0	800	834
Public Telephone Area	0			0
Vending - Full Service	0			0
Vending - Ice Only	1	30	30	33
Men - Lobby	1	55	55	126
Women - Lobby	1	55	55	130
Multi-Purpose Room - (250 s.f. min.)	0	0	0	0
Study Rooms - (1 per 25 ext stay units)	0	0		0
Guest Laundries - (2 sets w/d per 75 units)	1	75	75	136
Gear Wash Rooms - (170 s.f. min.)	0	170		0
Guest Bulk Storage - (1 per 4 family suites)	1	25 ea. 40 w/circ.		64
<b>Guest Rooms</b>	<b>10</b>		<b>3150</b>	<b>3150</b>
Guest Room - Standard	2	300	600	600
Guest Room - Ext. Stay	7	300	2100	2100
Guest Room - Family Suites	1	450	450	450
<b>Back-of-House Areas</b>			<b>1313</b>	<b>1701</b>
Manager's Office	1	180	180	183
Assistant Manager Offices	0			0
Front Office Manager	0			0
Admin. Offices	1 staff	100-125	100-125	163
Cash Room	0	0	0	0
Luggage Storage	0	0	0	0
Admin. Conference Room	0	0	0	0
Housekeeping Office	0	0	0	0
Dirty/Clean Linen Storage	incorporated in H.K.	0		0
In-House Laundry - (500 s.f. minimum)	incorp. in G. Laundry.			0
Receiving Office	0	0	0	0
Maintenance Area	0	0	0	0
Kitchen Prep Room	0	0	0	0
Break Room	0	0	0	0
Staff Toilet - Men	0	0	0	0
Staff Toilet - Women	0	0	0	0
Access Corridor	0	0	400	394
Receiving -min.	1	75	75	168
Housekeeping Rooms	1 per 15 units	128	128	147
Service Elevator	0	0	0	0
Data/Commo Room	1	50	50	130
Switch Closets	incorp.in Data/Com			0
Janitor Closet	incorporated in H.K.			0
Mechanical Room		0	80	184
General Storage Room - (500 s.f. min.)	1	100	100	202
Bulk Storage Room - (500 s.f. min.)	incorporated in G.S.			0
Electrical Room	1	50	50	130
Elevator Equipment Room			0	0

ROOM / SPACE	PROGRAMMED FLOOR AREA			PLAN FLOOR AREA
	No. Req'd	Net Area Per Room	Total Net Area	
<b>Exterior</b>			<b>400</b>	
Playground (Outdoor)	1	0	0	0
Grounds Maintenance	1	400	400	0
* Add on factor to cover s.f. for partitions and any space not included in numbers above.				

## Cost Summary

The New Construction Cost: \$1,498,946

- The cost is for a building of 10 rooms.
- All costs are adjusted by the Area Cost Factor of 105% for Tooele Army Depot, UT.

## Cost Analysis

### Summary of Project Replacement Cost (based on 8,003 s.f.)

CSI	Percent	Amount
<b>02 Site Work</b>	<b>6.48%</b>	<b>\$65,595.86</b>
Parking Lots		\$8,778.00
Site Earthwork		\$56,817.86
<b>03 Concrete</b>	<b>12.66%</b>	<b>\$128,152.50</b>
Floor Construction		\$44,100.00
Slab on Grade		\$42,026.25
Standard Foundations		\$42,026.25
<b>04 Masonry</b>	<b>7.71%</b>	<b>\$78,100.85</b>
Exterior Walls		\$78,100.85
<b>07 Thermal &amp; Moisture Protection</b>	<b>12.47%</b>	<b>\$126,257.84</b>
Roof Construction		\$22,564.42
Roof Coverings		\$103,693.42
<b>08 Doors &amp; Windows</b>	<b>10.63%</b>	<b>\$107,642.85</b>
Exterior Doors		\$11,036.55
Exterior Windows		\$84,000.00
Interior Doors		\$12,606.30
<b>09 Finishes</b>	<b>16.67%</b>	<b>\$168,789.93</b>
Ceiling Finishes		\$52,616.06
Floor Finishes		\$55,421.03
Partitions		\$36,248.05
Wall Finishes		\$24,504.80
<b>11 Equipment</b>	<b>3.10%</b>	<b>\$31,404.98</b>
Other Equipment		\$31,404.98
<b>13 Special Construction</b>	<b>5.00%</b>	<b>\$50,599.61</b>
Communications & Security		\$22,778.23
Sprinklers		\$27,821.38
<b>15 Mechanical</b>	<b>12.64%</b>	<b>\$127,989.75</b>

Cooling Generating Systems		\$67,242.00
Domestic Water Dist		\$23,625.00
Plumbing Fixtures		\$37,122.75
<b>16 Electrical</b>	<b>7.70%</b>	<b>\$77,917.88</b>
Electrical Service & Distribution		\$75,613.13
Site Lighting		\$2,304.75
<b>19 FF&amp;E</b>	<b>4.94%</b>	<b>\$50,000.00</b>
Interior FF&E allowance		\$50,000.00
Total Raw Cost	100.00%	\$1,012,452.04

**Additional Hard Cost (Template: Army Lodging New Construction)**

Parameter Name	Percent	Amount
Spirit	0.50%	\$5,568.49
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$101,245.20
<b>Total Additional Hard Cost</b>		<b>\$106,813.69</b>

**Soft Cost (Template: Army Lodging New Construction)**

Parameter Name	Percent	Amount
Contingency	5.00%	\$55,963.29
SIOH Conus	6.50%	\$76,389.89
Design	10.00%	\$111,926.57
08 MYr Inflation Fct	9.93%	\$135,400.07
<b>Total Soft Cost</b>		<b>\$379,679.81</b>
<b>Total Project Cost for Replacement</b>		<b>\$1,498,945.54</b>

**INSERT PROPOSED CAMPUS AREA ANALYSIS DRAWING HERE**

**INSERT LODGING MASTER PLAN DRAWING HERE**



**INSERT PROPOSED LODGING FACILITY DRAWING HERE**

## Section 3 Demand Analysis

### Overview

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Located approximately 35 miles southwest of Salt Lake City, Utah, Tooele Army Depot is a TIER 1, Industrial Operations Command storage site that manages training and war reserve ammunition. The Depot's mission is to provide America's Joint Fighting Forces with munitions and Ammunition Peculiar Equipment in support of military missions before, during, and after any contingency. A major tenant is the 62nd Explosive Ordnance Disposal unit.

The population at Tooele Army Depot varied significantly over the past four years: 1,242 in FY99, 1,604 in FY00, 704 in FY01, 1,396 in FY02, and 1,306 in FY03. Population is forecast to remain near this level, declining slightly to 1,304 by FY05.

In FY03, Tooele Army Depot's lodging demand comprised 80% Temporary Duty (TDY) personnel, 11% Permanent Change of Station (PCS) personnel, and 9% unofficial travelers. Unofficial demand is not used in the calculation of recommended room inventory.

The majority of both TDY and PCS personnel attended classes and training activities that typically ranged from 20 to 25 days.

The table below describes Tooele Army Depot's official demand population.

Tooele Army Depot Official Market Demand Analysis		
	TDY	PCS
<b>Total Demand:</b>	80%	11%
<b>Market Segmentation:</b>		
Individuals	95%	< 30%
Families	5%	> 70%
<b>Average Length of Stay (Days):</b>		
14 days or less	25% (5-7 days)	20% (9-11 days)
More than 14 days	75% (25-30 days)	80% (25-30 days)

*Source: Tooele Army Depot Lodging Administration, compiled by HVS International*

### On Post Inventory

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Tooele Army Depot Lodging's inventory has 11 rooms.

## Demand and Utilization

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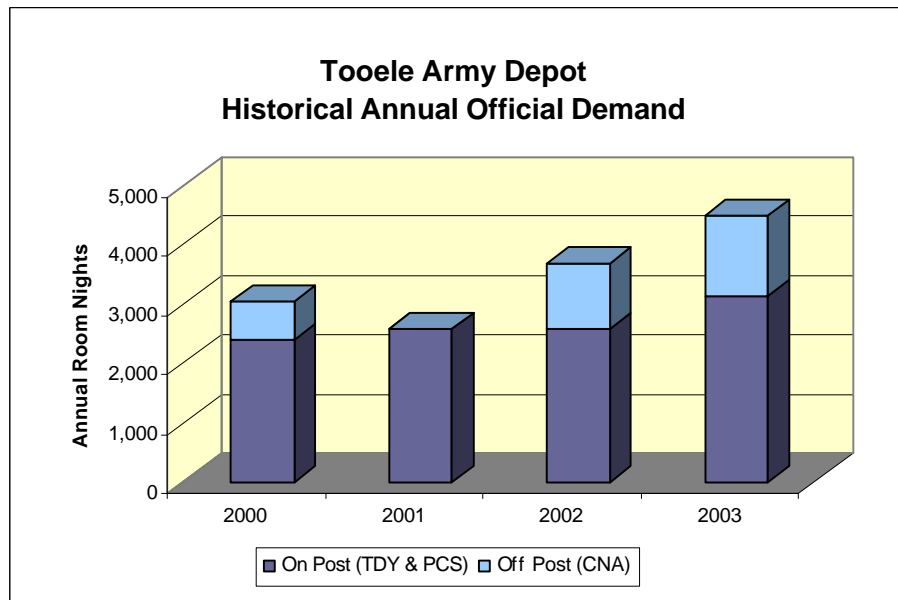
### **Data Summary**

Official demand, including Certificates of Non-Availability (CNAs), totaled 3,736 room nights in FY02 and 4,483 room nights in FY03. Moderate change occurred in overall lodging demand during this period. In FY03, total official demand averaged 12.3 room nights per day.

TDY demand grew consistently over the last four years, increasing from 2,026 in FY00 to 2,755 by FY03. PCS demand was 317 room nights in FY01, 169 room nights in FY02 and 383 room nights in FY03. A comparison of the FY02 and FY03 PCS demands showed the FY03 demand was lower because there were no PCS room nights registered January through April.

Recorded CNAs were 665 in FY00, none in FY01, 1,093 in FY02 and 1,345 in FY03.

The following chart summarizes Tooele Army Depot's historical data; it identifies the annual official demand both on and off post.



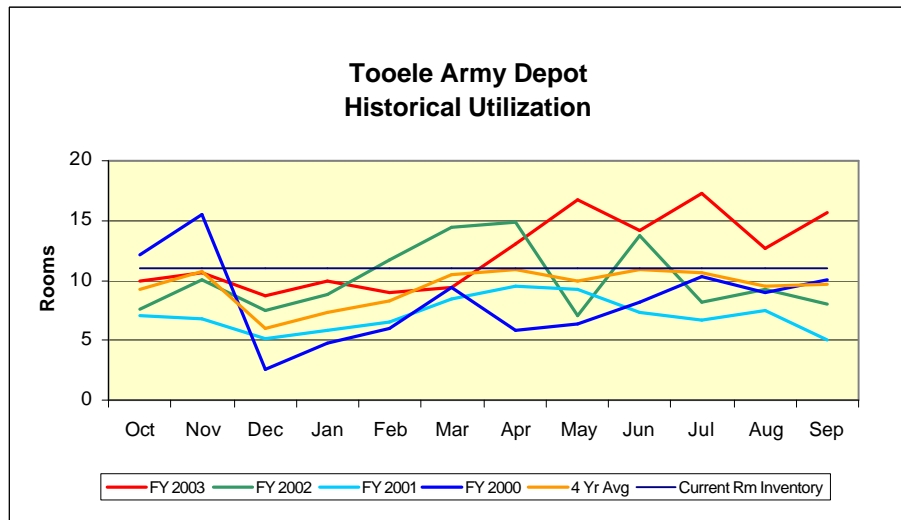
Source: Tooele Army Depot Lodging Administration, compiled by HVS International

Lodging occupancy at Tooele Army Depot increased steadily: 61.6% in FY00, 65.3% in FY01, 80.0% in FY02 and 86.3% in FY03. The increase

in FY02 occupancy is attributed to an increase in PCS activity and unofficial demand at the installation.

Based on historical data, total official demand increased in FY01, due in part to the heightened PCS activity. A portion of the increase in demand in FY02 was attributed to Salt Lake City's hosting the Olympic Games, which inflated unofficial demand from 189 in FY01 to 629 in FY02.

The following chart summarizes Tooele Army Depot's historical utilization data by month.



Source: Tooele Army Depot Lodging Administration, compiled by HVS International

When compared to the previous two years, monthly variances between years show higher overall demand during much of FY03.

### **Seasonality**

The records indicate moderate seasonality to Tooele Army Depot lodging demand; Lodging management reported an increase in demand in the summer months due to the "Golden Cargo" exercise.

### **Factors Influencing Demand**

Lodging management does not expect any changes in mission, schedule or other factors that would have significant influence on lodging demand patterns.

## Private Market Capability

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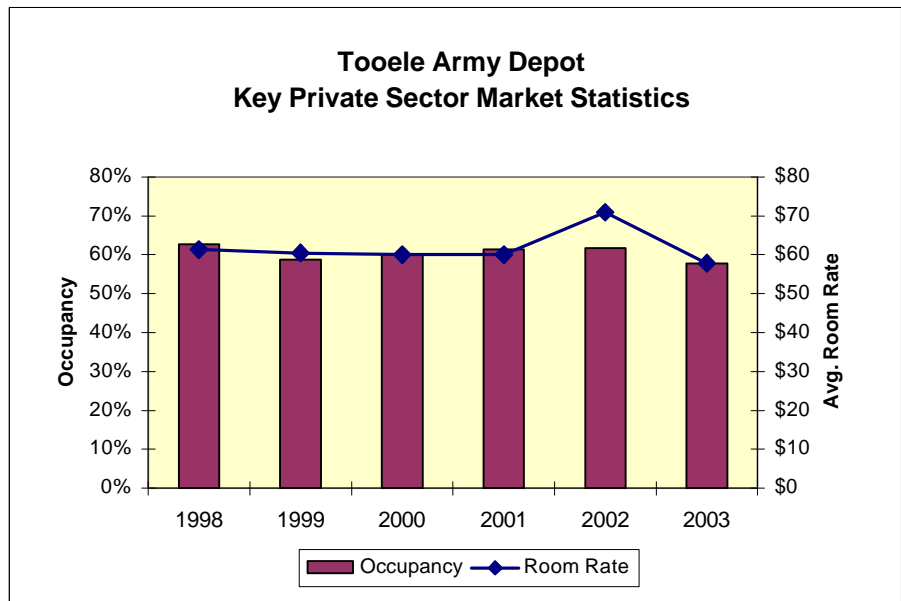
Tooele Army Depot is in close proximity to 52 area hotels inclusive of 5,325 rooms within a 45-minute rush-hour driving time radius of the installation. These hotels, located in the greater Salt Lake City regional lodging market, range in size from 31 rooms to 288 rooms. The private market hotels represent a wide range of facilities affiliated with recognizable brand names; examples include Hampton Inn, La Quinta Inn, and Holiday Inn.

Area occupancy levels in the private market fell from 62.5% in 1998 to 58.0% in 2003, consistent with the nationwide decline in travel. This pattern created some capacity within the private market to house demand from the installation.

The room rates quoted by the hotels on the installation's referral list ranged from \$66 to \$80. The rounded, weighted average rate offered by these hotels to government travelers was \$74; this was considered to be the actual government rate paid in FY03 despite a higher per diem of \$80.

Because of the readily available rooms at this lower rate, our quantitative analysis uses a room rate of \$74 for FY03. This lower rate position is also supported by the Smith Travel Research market data, which indicated a market-wide average near \$58. For prior years, our quantitative analysis utilizes the per diem rate of \$80, due to stronger market conditions which were in place.

The following chart describes key private market statistics.



Source: Smith Travel Research

## Demand Requirement Determination

Complete data pertaining to the last four years was available for Tooele Army Depot; therefore, we used this time frame as a basis for demand projections. We did not use the incomplete FY99 lodging data in our quantitative analysis.

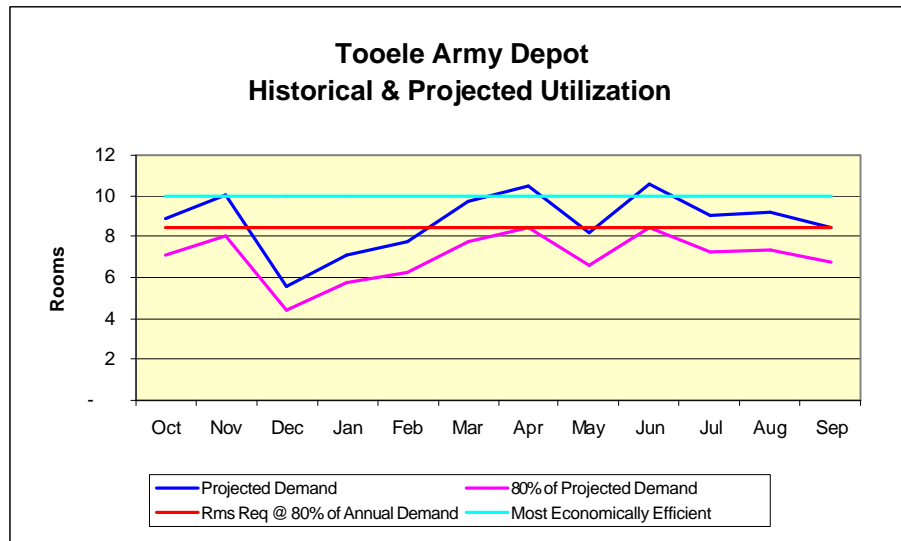
The normalization process eliminated monthly demand variances that were 20% greater or 20% less than average demand for FY00 through FY03. Variances greater or less than 20% of the average are atypical and unlikely to recur. For Tooele Army Depot, normalization resulted in a decrease of FY00 demand by 1 room night and an increase of demand in FY01 by 153 room nights. Normalization decreased room nights by 243 in FY02 and 892 in FY03.

The Core Lodging Requirement objective is to provide sufficient lodging to meet 80% of the official demand. Using this criterion, the total number of rooms required on an annualized basis is 8, generating occupancy of 91%. As implied by the criterion, at least 80% of the official demand is met each month. On an annual basis, 88% of the official demand is met.

Another method to determine the number of rooms to be provided at the installation applies the “Most Economically Efficient” criterion. This measure compares the cost of having a vacant room to the incremental cost of lodging personnel off post. When the costs of these scenarios are

at equilibrium, the most cost efficient number of rooms will be provided from an operating cost perspective. The number of rooms required to achieve this equilibrium for Tooele Army Depot is 10 rooms. With a room inventory of 10 rooms, the expected occupancy is 85% and 97% of the official demand is met.

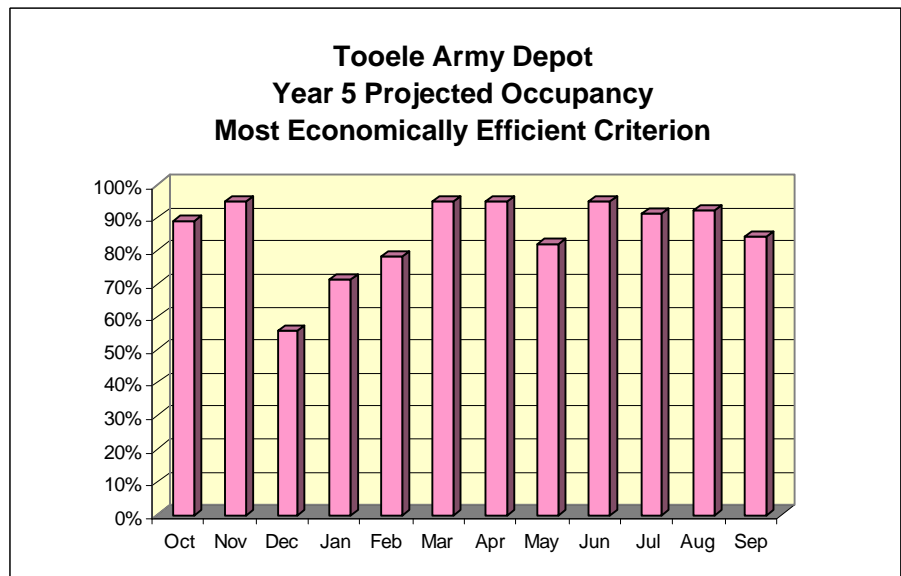
The chart below compares the alternatives of room inventory to projected demand.



Source: Tooele Army Depot Lodging Administration and HVS International

Due to the availability of nearby hotels at room rates averaging \$6 below per diem, and the timing of training and classes at the installation that prompts low demand during various times of the year, we recommend the number of rooms provided by the “Most Economically Efficient” criterion, or 10 units. Tooele Army Depot’s projected FY09 Average Daily Rate is \$37.27, based on projected operating costs and exclusive of Wellness recommended capital improvement costs.

The chart below presents the expected occupancy percentage on a monthly basis.



Source: HVS International

Using the “Most Economically Efficient” criterion, the average occupancy is 85% and 97% of the official demand is met. On a monthly basis, occupancy varies from a low of 55% in December to 95% in November, March, April, and June.

## Summary and Recommendation

- Tooele Army Depot’s population expanded to over 1,390 personnel by FY02; the installation forecasts stable activity with a population near 1,300
- The local private sector lodging market is reportedly stable and has the capacity to house personnel off-post; moreover; reported room rates are reasonable when compared to the per diem
- Official demand grew over the last three years and is expected to remain stable
- CNA records showed 665 for FY00, none for FY01, 1,093 for FY02 and 1,345 FY03.
- Providing a room inventory equal to the results of the “Most Economically Efficient” criterion will generate an annual occupancy rate of 85%.

### **Room Count and Mix Recommendation**

- 10 rooms



- Proposed room mix:
- 2 standard guest rooms
  - 7 extended-stay guest rooms offering a kitchenette
  - 1 extended-stay family suite offering a separate bedroom, sitting/living area, and kitchenette

### Section 4 Facility Assessment and Plans

Each Lodging facility is detailed in this section of the report. The outline of the detail is described below:

- **Summary of Existing Lodging Facility**
- **Significant Assumptions**, identifies criteria used for renovation / replacement cost models.
- **Cost Analysis**, summarizes recommendation based on cost.
- **Attributes**, describes number of rooms and configuration.
- **Condition Analysis and Recommendations** for each of the major systems of the building.
- **Major Functional Criteria Deficit**, describes any major Functional inadequacy based on Army standards.
- **Condition Assessment / Renovation / Replacement Analysis**
  - **Condition Assessment**, summarizes building system deficiencies grouped by CSI with additional hard cost and soft cost.
  - **Renovation**, summarizes building system costs plus functional renovation costs grouped by CSI with additional hard cost and soft cost.
  - **Replacement**, summarizes replacement cost grouped by CSI with additional hard cost and soft cost.



*Building 35  
Headquarters Loop  
Tooele, Utah*

## **Building 35**

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Building 35, constructed in 1942, is a wood frame structure housing 11 oversized family suites. This building is in poor condition and does not meet the Lodging size requirements or provide appropriate support spaces. The cost to make condition assessment improvements to this facility will exceed 50% of the replacement cost.

It should be noted that this structure may be historic and some Army Lodging functional requirements indicated in the report would require clearance from SHPO or through Army Alternate Procedures: therefore, some of the requirements may need modification, in which case the prices for implementation may vary from the cost models applied.

Our recommendation is to remove building 35 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Tooele Army Depot Wellness Solution and Lodging Master Plan.

## **Significant Assumptions**

- The replacement cost model is based on 2 standard stay rooms, 7 extended stay rooms and 1 family suites.
- The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.
- The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix
- All costs are adjusted by the Area Cost Factor of 105% for Tooele Army Depot, UT.

## **Cost Analysis**

• Condition Assessment Cost	\$887,192
• Replacement Cost	\$1,359,000
• Condition Assessment to Replacement Cost Ratio	65.28%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50.00%, repair of Building 35 is not recommended.



Building 35  
Back door stairway

## Attributes

01.Number of Units Constructed	12
02.Number of Units Used	11
03.Main Lodging Facility	Yes
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	11
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	2
12.Operating as Family Suite	9
13.Renovated to Standard	2
14.Renovated to Extended Stay	7
15.Renovated to Family Suite	1
16.Delta renovation	-1
17.Remove from Inventory	Yes
18.Upgrade Renv Cost Model Req	No
19.Renv Cost Model Req	No



Building 35  
Living room

## Condition Analysis/Recommendation

### FF&E

#### FF&E Allowance

- Analysis: Guest Room: The hard goods consist of a head board, night stand, dresser, chair, couch, coffee table and TV cabinet. This furniture was installed in 2004 and all are in new condition. Soft goods consist of drapes and blinds on the windows, a TV, mattress and box spring and bed coverings. These items were installed from 2004 and are in new condition.
- Recommendation: No corrective action required.

### Foundations

#### Standard Foundations

- Analysis: The foundation is composed of a concrete perimeter beam and poured piers on compacted soil. No clear failures can be seen in the original foundation and it is in good condition.
- Recommendation: No corrective action required.

#### Slab on Grade

- Analysis: The original wood framed sub floor and concrete piers are performing as intended. The basement area and walls show no signs of stress. The substructure is in good condition.
- Recommendation: No corrective action required.

### Superstructure

#### Floor Construction

- Analysis: The structure is wood frame construction with wood decking for the second floor. The superstructure is original and in good condition.
- Recommendation: No corrective action required.

#### Roof Construction

- Analysis: The original plank wood decking attached to the sloped wooden rafters is in fair condition.
- Recommendation: Replace roof decking in conjunction with the replacement of the singles.

### Exterior Enclosure

#### Exterior Walls

- Analysis: The vinyl siding, installed in 1990 that covers the original wood siding on the entire exterior is in fair condition.
- Recommendation: Replace the vinyl siding.

#### Exterior Windows

- Analysis: Vinyl clad double glazed, low E glass, single hung windows installed in 2002 are in like new condition.
- Recommendation: No corrective action required.



***Building 35***  
***Master bedroom***

### **Exterior Doors**

- Analysis: The original solid wood commercial grade doors with wood frames and standard locks are in poor condition.
- Recommendation: Replace doors, frames and hardware.

### **Roofing**

#### **Roof Coverings**

- Analysis: The building has a sloped, 3-tab asphalt shingled roof on wood deck covering the original building. The laundry and storage area, which was not part of the original construction has a built up roof. Both roof systems were installed over 20 years ago and are in poor condition.
- Recommendation: Replace shingles and built up roof systems.

### **Interior Construction**

#### **Partitions**

- Analysis: The interior partitions are drywall built on wood studs installed in 1968. They are in good condition.
- Recommendation: No corrective action required.

#### **Interior Doors**

- Analysis: The original solid core wood doors in wood frames are in fair condition but the entrance door to each unit is in poor condition.
- Recommendation: Replace interior entrance wood doors, frames and associated hardware.

### **Interior Finishes**

#### **Wall Finishes**

- Analysis: The wall finishes in the guest rooms and back of the house areas are painted drywall. The walls were painted in 1996 and 1997 and are in fair condition.
- Recommendation: Repaint walls in back of house areas. Install vinyl wall covering in common areas and guest rooms.

#### **Floor Finishes**

- Analysis: The floor finishes are carpet in the guest rooms and interior stairwells and sheet vinyl in the restrooms, kitchens and laundry area. The carpet was replaced in 1996 and is in fair condition. The vinyl was replaced in 1990 and is poor condition.
- Recommendation: Replace the carpet in the guest spaces and stairwells and replace the vinyl with ceramic tile in the kitchens and restrooms.

#### **Ceiling Finishes**

- Analysis: The ceiling finish in all spaces including guest rooms and corridors is painted drywall. The paint, of the early 1990s, is in fair condition.
- Recommendation: Repaint interior ceilings.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: The guest room bath plumbing fixtures consist of counter mounted china lavatories, porcelain steel tubs and floor mounted tank type water closets. The plumbing fixtures replaced in the 1990 renovation and are in good condition.
- Recommendation: Replace plumbing fixtures in concert with building remodel and piping replacement.

### **Domestic Water Distribution**

- Analysis: The domestic water piping is copper most of which was installed in 1968 and is in fair condition. The waste water system is a combination of the original service and that portion installed in 1968. Hot water is supplied from a oil fired 145 gallon water heater, installed in 1997, and is in good condition.
- Recommendation: Replace domestic and waste water distribution systems.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: The heating and air conditioning system consists of package through-wall heat pumps. These units were installed in 2002 and are in like new condition. The laundry and bulk storage areas have heating only.
- Recommendation: Install package cooling units in the laundry and bulk storage areas.

## **Fire Protection**

### **Sprinklers**

- Analysis: The building has a sprinkler system installed in 1990 and is in good condition.
- Recommendation: No corrective action required.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: Electrical service is supplied to the building is 120/208 volt 3 phase with a 400 amp main disconnect from a padmounted dry type transformer. The electrical service, branch circuits and lighting were installed in 1968. Lighting is incandescent and is in poor condition. The service and branch circuits are in poor condition. The building does not contain emergency or exit lighting.
- Recommendation: Replace main service and panel to handle increased electrical loads. Replace branch circuits, electrical outlets and lighting. Install emergency and exit lighting in stairwells.

### **Communications and Security**

- Analysis: The fire alarm system consists of smoke detectors that are battery operated, and one pull station located on exterior west side of the building. The fire alarm system is in poor condition.
- Recommendation: The fire alarm system needs to be upgraded to meet current code requirements.

## **Equipment**

### **Other Equipment**

- Analysis: The guest room kitchen units consist of a sink, microwave oven, a 4 burner stove with oven, and a refrigerator. The refrigerators and microwave ovens were replaced in 2003 and are in new conditions. The stoves with ovens and sink with disposals were installed in 1990. The stoves are scheduled for replacement this year.
- Recommendation: Replace sinks in conjunction with the plumbing replacement.

## **Site Preparation**

### **Site Earthwork**

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. Due to improper grading there is excess soil built up around the foundation on the east side of the building. This build up could cause damage to the sill plate and siding. The site condition is fair except where the grading needs to be corrected.
- Recommendation: Regrade and resod yard on the east side of the building to divert drainage away from the structure.

## **Site Improvements**

### **Parking Lots**

- Analysis: The parking lot consists of surface treatment asphalt surface and has adequate spaces for the building. The lot has access to the main roads and is adjacent to the building. The parking lot is in good condition.
- Recommendation: No corrective action required.

## **Site Electrical Utilities**

### **Site Lighting**

- Analysis: Site lighting is provided by pole-mounted cobra head MV fixtures in the parking area adjacent to the building. Building-mounted incandescent lighting fixtures are also provided at entrance and exit doors. Site lighting estimated of the early 1990s, appears to be in good condition.
- Recommendation: No corrective action required.





Building 35  
Typical kitchen

## Major Functional Criteria

### CFSC Lodging Standards

The following are existing conditions of the Functional Criteria of the building. Included is a statement of the condition and an appropriate recommendation for each area that does not meet CFSC Lodging Standards.

#### Back of the House Spaces

- **Accessible Staff Toilets**  
Meets majority of Functional Criteria.  
Renovation not required.
- **Administration Conference Room**  
Does not meet s.f. requirements; space is 80 s.f., standard is 250 s.f.  
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Administration Offices**  
Meets majority of Functional Criteria.  
Renovation not required.
- **Break Room**  
Does not exist, is required based on Functional Criteria.  
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Bulk Storage Area**  
Meets majority of Functional Criteria.  
Renovation not required.
- **Cash Room**  
Does not exist, is required based on Functional Criteria.  
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Dirty / Clean Linen Storage**  
Meets majority of Functional Criteria.  
Renovation not required.
- **Front Office Manager**  
Does not exist, is required based on Functional Criteria.  
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **General Storage Area**  
Does not exist, is required based on Functional Criteria.  
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Housekeeping Office**  
Does not exist, is required based on Functional Criteria.  
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Housekeeping Rooms**  
Does not exist, is required based on Functional Criteria.  
Renovation not required; facility will be replaced as part of the Wellness Recommendation.

- **In-House Laundry Area**  
Does not exist, is required based on Functional Criteria.  
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Janitor Closet**  
Meets majority of Functional Criteria.  
Renovation not required.
- **Kitchen Preparation Area**  
Does not exist, is required based on Functional Criteria.  
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Maintenance Area**  
Does not exist, is required based on Functional Criteria.  
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Manager's Office**  
Does not exist, is required based on Functional Criteria.  
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Receiving**  
Does not exist, is required based on Functional Criteria.  
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Receiving Office**  
Does not exist, is required based on Functional Criteria.  
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Service Corridors**  
Does not exist, is required based on Functional Criteria.  
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Utility Rooms  
(Mech/Elec/Data/Comm/Switch/Elevator Equipment Rooms)**  
Meets majority of Functional Criteria.  
Renovation not required.

#### **Guest Rooms**

- **Family Suites**  
Suites are oversized with units up to 1000 s.f., standard is 450 s.f. All are equipped with full kitchens. The units do not meet Army Lodging standards.  
Renovation not required; facility will be replaced as part of the Wellness Recommendation.

#### **Public Spaces**

- **Accessible Public Toilets**  
Does not exist, is required based on Functional Criteria.  
Renovation not required; facility will be replaced as part of the Wellness Recommendation.

- **Bell Cart Station**  
Does not exist, is required based on Functional Criteria.  
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Breakfast Bar**  
Does not exist, is required based on Functional Criteria.  
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Front Desk**  
Does not exist, is required based on Functional Criteria.  
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Guest Bulk Storage**  
Does not exist, is required based on Functional Criteria.  
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Guest Laundry Area**  
Meets majority of Functional Criteria.  
Renovation not required.
- **Lobby**  
Does not exist, is required based on Functional Criteria.  
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Multi Purpose Area**  
Does not exist, is required based on Functional Criteria.  
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Public Corridors**  
Does not exist, is required based on Functional Criteria.  
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Public Telephone Area**  
Does not exist, is required based on Functional Criteria.  
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Stairs**  
Meets majority of Functional Criteria.  
Renovation not required.
- **Vending**  
Vending is colocated with guest laundry.  
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Vestibule**  
Does not exist, is required based on Functional Criteria.  
Renovation not required; facility will be replaced as part of the Wellness Recommendation.

#### **Site**

- **Community Planning**

The existing Lodging campus mass and scale blends with surrounding architecture, but does not provide visual interest. The existing Lodging building is sited away from the community area.

- **Force Protection**

The existing Lodging facility siting does not consider force protection setback constraints from existing roads and parking. Roads and parking are constructed adjacent to the existing Lodging buildings.

- **Site Amenities**

The exterior common areas do not meet Lodging standards. Required exterior common areas and site amenities do not exist. Landscape and site work is in poor condition.

## Condition Assessment/Renovation/Replacement Analysis

### Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

#### Summary of Project Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>1.39%</b>	<b>\$7,343.85</b>
Poor Drainage: Landscape Areas		\$7,343.85
<b>06 Wood &amp; Plastics</b>	<b>4.04%</b>	<b>\$21,280.14</b>
Roof Deck: Damaged or Failing		\$21,280.14
<b>07 Thermal &amp; Moisture Protection</b>	<b>14.69%</b>	<b>\$77,394.76</b>
Asphalt Shingle Roof: Beyond Useful Life		\$27,637.68
Built-up Roof: Beyond Useful Life		\$4,019.08
Vinyl Siding: Damaged or failing		\$45,738.00
<b>08 Doors &amp; Windows</b>	<b>14.73%</b>	<b>\$77,600.62</b>
Ext Wood Door with side lites: Damaged or Failing		\$51,546.46
Wood Fire Doors: Missing or Inadequate		\$26,054.16
<b>09 Finishes</b>	<b>18.90%</b>	<b>\$99,563.23</b>
Carpet: Beyond Useful Life		\$23,300.19
Interior ceilings: Paint Failing		\$7,895.53
Tile floor: Missing or inadequate		\$19,049.01
Vinyl walcovering, missing or inadequate		\$49,318.50
<b>13 Special Construction</b>	<b>3.25%</b>	<b>\$17,133.25</b>
CO2 System: Missing or Inadequate		\$6,300.00
Fire Alarm System: Missing or Inadequate		\$10,833.25
<b>15 Mechanical</b>	<b>19.40%</b>	<b>\$102,213.99</b>
Pipe, domestic water: Beyond expected useful life		\$30,888.17
Pipe, sewer or waste: Beyond expected useful life		\$14,818.39
PTAC: Missing or inadequate		\$3,706.92
Restroom exhaust: Missing or inadequate		\$20,203.05
Sink & vanity: Replace due to remodel		\$9,736.02
Sink, kitchen: Replace due to remodel		\$10,376.10
Water closet: Replace due to remodel		\$12,485.34
<b>16 Electrical</b>	<b>23.58%</b>	<b>\$124,214.24</b>
Branch Circuits: Beyond Expected Useful Life		\$41,983.92
Emergency Light: Missing or inadequate		\$5,641.50
Exit Light: Missing or inadequate		\$2,769.04
Fixture: Incandescent fixture beyond expected life		\$55,534.03
Main service: Beyond expected useful life		\$18,285.75
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$526,744.08</b>

#### Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,897.09
Force Protection	9.00%	\$52,408.40
General Conditions	10.00%	\$52,674.41

**Total Additional Hard Cost** **\$107,979.90**

**Soft Cost (Template: Army Lodging Renovation)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	10.00%	\$63,472.40
SIOH Conus	6.50%	\$45,382.76
Design	10.00%	\$63,472.40
08 MYr Inflation Fct	9.93%	\$80,140.22
<b>Total Soft Cost</b>		<b>\$252,467.78</b>
<b>Total Project</b>		<b>\$887,191.76</b>

## Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

### Summary of Project Replacement Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>6.11%</b>	<b>\$56,049.00</b>
Parking Lots		\$8,778.00
Site Earthwork		\$47,271.00
<b>03 Concrete</b>	<b>11.51%</b>	<b>\$105,609.00</b>
Floor Construction		\$35,700.00
Slab on Grade		\$34,954.50
Standard Foundations		\$34,954.50
<b>04 Masonry</b>	<b>7.42%</b>	<b>\$68,106.90</b>
Exterior Walls		\$68,106.90
<b>07 Thermal &amp; Moisture Protection</b>	<b>11.64%</b>	<b>\$106,816.97</b>
Roof Construction		\$20,442.90
Roof Coverings		\$86,374.08
<b>08 Doors &amp; Windows</b>	<b>11.73%</b>	<b>\$107,642.85</b>
Exterior Doors		\$11,036.55
Exterior Windows		\$84,000.00
Interior Doors		\$12,606.30
<b>09 Finishes</b>	<b>18.26%</b>	<b>\$167,641.06</b>
Ceiling Finishes		\$51,467.19
Floor Finishes		\$55,421.03
Partitions		\$36,248.05
Wall Finishes		\$24,504.80
<b>11 Equipment</b>	<b>3.42%</b>	<b>\$31,404.98</b>
Other Equipment		\$31,404.98
<b>13 Special Construction</b>	<b>4.58%</b>	<b>\$42,085.22</b>
Communications & Security		\$18,945.34
Sprinklers		\$23,139.88
<b>15 Mechanical</b>	<b>12.71%</b>	<b>\$116,674.95</b>
Cooling Generating Systems		\$55,927.20
Domestic Water Dist		\$23,625.00
Plumbing Fixtures		\$37,122.75
<b>16 Electrical</b>	<b>7.18%</b>	<b>\$65,895.90</b>
Electrical Service & Distribution		\$63,591.15
Site Lighting		\$2,304.75
<b>19 FF&amp;E</b>	<b>5.45%</b>	<b>\$50,000.00</b>
Interior FF&E allowance		\$50,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$917,926.83</b>

### Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$5,048.60
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$91,792.68
<b>Total Additional Hard Cost</b>		<b>\$96,841.28</b>

**Soft Cost (Template: Army Lodging New Construction)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$50,738.41
SIOH Conus	6.50%	\$69,257.92
Design	10.00%	\$101,476.81
08 MYr Inflation Fct	9.93%	\$122,758.76
<b>Total Soft Cost</b>		<b>\$344,231.90</b>
<b>Total Project Cost for Replacement</b>		<b>\$1,359,000.01</b>



**INSERT BUILDING 35 FLOOR PLANS HERE**

## AREAS AND OCCUPANCY SPREADSHEET TEMPLATE - Phase IV

[illegible]

## AREAS AND OCCUPANCY SPREADSHEET TEMPLATE - Phase IV

ROOM / SPACE	2-4 Units	5-10 Units	11-49 Units	50-149 Units	150-199 Units	200-299 Units	300-399 Units	400-599 Units	600-799 Units	800+	At Main Lodging Facility on Install. Only	Note
	Note: Space requirements based on number of units in building for all non-Main Lodging Facility requirements, and number of units on the installation for Main Lodging Facility Requirements											
Back-of-House Areas												
Manager's Office	180	180	180	180	180	180	180	180	180	180	X	
Assist. Mgr. Off.	0	0	0	0 50-99 units 120 100-149 units	120	120	120	120	120	120	X	
Front Office Mgr.			100	100	100	100	100	100	100	100	X	
Admin. Offices		1 space / 100-125 s.f.	2 space / 200-250 s.f.	2 spaces / 200-250 s.f.	2 spaces / 200-250 s.f.	5 spaces / 500-600 s.f.	5 spaces / 500-600 s.f.	7 spaces / 800-900 s.f.	7 spaces / 800-900 s.f.	10 spaces / 1,100-1,200 s.f.	X	
Cash Room			50	75	75	100	100	125	125	150	X	
Luggage Storage	0	0	0	75	75	100	100	100	100	100	X	
Admin. Conf. Rm.			250	250	250	350	350	350	350	350	X	
Housekeeping Off.			120	120	120	120	120	120	120	120	X	
Dirty/Clean Linen Stor.	Incorporated in Housekeep.	Incorporated in Housekeep.	50	50	50	100	100	200	200	400	See Note	At all facilities w/out in-house laundry
In-House Laundry	Guest Laundry used for this function	Guest Laundry used for this function	500	500	500	500	500	750	750	900	X	CFSC requirement min 500 s.f
Receiving Office			75	75	75	75	75	75	75	75	X	
Maintenance Area			100	175	175	250	250	400	400	600	X	
Kitchen Prep Room			150	150	150	150	150	150	150	150	X	facility, if it is a remote location.
Break Room			140	210	210	280	280	350	350	420		
Staff Toilet - Men				100	100	100	100	150	150	200		
Staff Toilet - Women			100	100	100	150	150	200	200	250		
Access Corridor			At main Lodging facilities only	**	**	**	**	**	**	**		
Receiving		75	150	150	150	150	150	150	150	200	X	
Housekeep. Rms.	128	128	128-512	512-1280	1280-1792	1792-2560	2560-3456	3456-5120	5120-6912	6912+		128 s.f. for each 15 guest rooms
Service Elevator at New Buildings			Only if 3 stories or more	1 @ 80 s.f. 100-149 rooms, Or if 3 stories or more	80	80	80	80	80	80		
Service Elevator at Existing Buildings					80	80	80	80	80	80		
Data/Commo Rm.	20	50	100	100	100	150	150	150	150	150		
Switch Closets	Incorporated in Data/Com *	Incorporated in Data/Com *	16 *	16-48 *	48-64 *	64-96 *	96-128 *	128-144 *	144-256 *	256+ *		1 closet of 16 s.f. for approximately 50 guest rooms
Janitor Closet	Incorporated in Housekeep.	Incorporated in Housekeep.	50	50	50	50	50	50	50	50	X	Only at first floor of Main Lodging facility.
Mechanical Room	*	*	*	*	*	*	*	*	*	*		
General Stor. Rm.	100	100	500	500	500	500	500	500	500	500	X	
Bulk Storage Rm.	Incorporated in General Stor.	Incorporated in General Stor.	500	500	500	500	500	500	500	500	X	
Electrical Room	Incorporated in Data/Com *	50 *	140 *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *		One electrical room to serve no more than 100 rooms.
Elevator Equip.Rm.			84	84	84	84	84	84	84	84		
EXTERIOR												
Playground (Outdoor)											X	Play ground required at facilities with family stays.
Grounds Maintenance	400	400	400	400	400	400	400	400	400	400	X	

\* Mechanical/electrical/equipment Spaces to be determined by contractor based on appropriate code and recommended systems.

\*\* Corridors to be determined based on building layout.

Note a 1 bedroom unit, will only include a vestibule of 30 s.f., guest laundry of 75 s.f., and a housekeeping room of 75 s.f.